

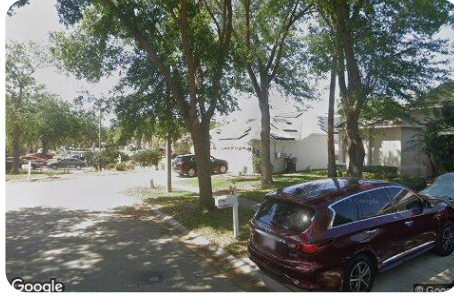
Single Family Residence

RESIDENTIAL

2732 AVON RIVER DR

VALRICO, FL 33596

\$430,908 TopHap Estimate · \$189 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,283 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$431K

\$405K low

\$457K high

Last Sale

\$209,300 · Dec 8, 2004

Est. Owner Equity

\$263,558

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,192 (2025)
Assessed Value	\$353,650
Previous Assessed	\$356,955
Assessor Market Value	\$353,650

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 349 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

98

HEAT

75

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2004	Resale	Grant Deed	\$209,300	\$92	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mulrennan Middle School	Middle	6–8	0.5 mi
Buckhorn Elementary School	Elementary	PK–5	0.5 mi
Durant High School	High	9–12	4.3 mi

District: Hillsborough County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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